



**MELANIE ANDERSON**  
Independent Estate Agents POWERED BY **exp** UK



# Awel y Mor, Sketty, Swansea, SA2 9FL

Offers Over £425,000

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- Immaculately Presented Five Bedroom Detached Family Home
- Rear Extension Offering Additional Reception
- Loft Conversion
- Driveway Parking
- Sought After Sketty Location with Sea Views
- Utility Room & G/F W.C
- Master Bedroom with En-suite
- Garage Conversion
- Quiet Cul De Sac Location
- Close To Singleton Hospital, Swansea University & M4



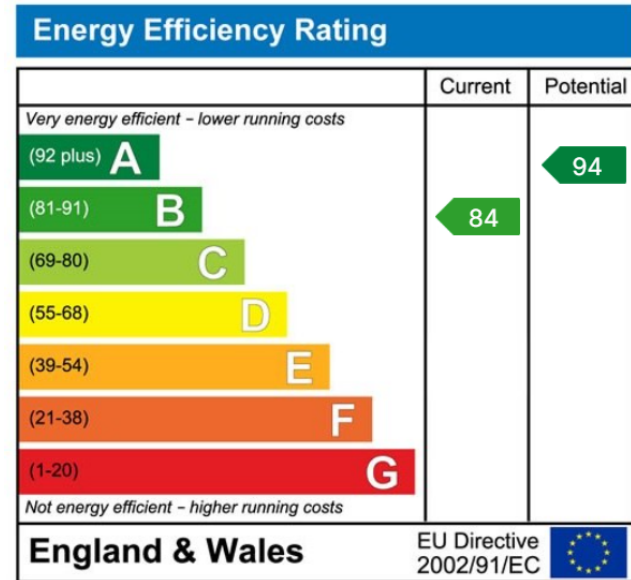


Immaculately presented, substantial five bedroom detached property situated in a sought after location in Sketty enjoying sea views. Benefiting from a converted garage, loft conversion, utility room, downstairs w/c, en-suite to master and driveway parking. Conveniently located nearby Singleton Hospital, Swansea University and Tychoch Cross with easy access to the M4. Ideal family home within good school catchments. Freehold. Viewing comes highly recommended to appreciate all this property has to offer.



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TOTAL FLOOR AREA: 1695 sq.ft. (157.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, interiors, rooms and any other items are approximate and to be taken as a guide only. Measurements are not guaranteed. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time.  
Made with Metrepro 10/24



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